

History of Bloomfield Rent Control

Seeking to improve property conditions and generate greater property tax revenues from apartment complexes, Bloomfield abolished rent control in 1995, permanently protecting existing tenants under its old Ordinance. Property conditions, ratables and economic impacts help spur a revitalization in the Township.

September 2014 Bloomfield tenants propose a rent control Ordinance that is rejected by the Council for first reading. The Ordinance would have been struck down as unconstitutional on several grounds and reveals that tenants expect the some elected officials to fulfill campaign promises with the most restrictive rent control law in the US.

September 2014 Bloomfield Mayor Michael Venezia invites tenant and property owner representatives to meet with Township officials to discuss a possible reintroduction of rent control in Bloomfield.

October 2014 Property owner and tenant representatives provide rent control position papers and meet for a dialogue with Bloomfield's Community Development Director. No agreement results.

March 2015 Bloomfield Property Owners issue a letter to council with market research on Bloomfield's rental housing market that reveals the lack of substance behind the tenant advocate's argument for rent control <<link 1>>

April 2015 Township Attorney solicits additional information from tenants and property owner representatives.

May 2015 Bloomfield Property Owners advocate for a Council-supervised committee to hear Unconscionable Rent Increase cases as an alternative to rent control.

August 2015 Township Attorney provides recommendations on rent control to Council.

August 2015 Council convenes its own committee on rent control. It is widely presumed that, similar to when recommendations on rent control were made to Community Development, no justification was found for rent control at all, but politically those findings would be unacceptable. Thus the task of crafting an Ordinance flowed from policy to legal to political entities.

March 2016 Council Committee recommends 3%-5% annual increases and vacancy decontrol as basic terms for rent leveling ordinance

March 2016 Property owners repeat their objections to rent control and provide a new review to Council and Administration <<link 2>>

April 11 2016 At Council Conference meeting, recently-appointed Township Attorney's substitute announces a rent control ordinance will be posted online.

April 13 2016 Ordinance posted online does not resemble that proposed by Council Committee and is instead a rewrite of the Newark rent control ordinance, the most restrictive in the state.

April 15, 2016 Property owners provide reaction to posted Ordinance denouncing the process and origins of the proposed Ordinance <<link 3>>.

April 18, 2016 Recently-appointed Township Attorney returns to admit that the Ordinance should not be offered because he was not familiar with the wishes of the Council Committee when he redrafted and presented the Newark Ordinance instead of what was requested. The Mayor and Council request input.

April 21,2016 Bloomfield Property Owners provide response to council condemning draft Ordinance and restating previous objections to rent control <<link 4>>